

Findings of Fact | Detached Accessory Dwelling Unit

City of Portsmouth Planning Board

Date: December 19, 2024

Property Address: 233 Dennett Street

Application #: LU-24-213

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Zoning Ordinance -10.814.60: Before granting a conditional use permit for a detached ADU, the Planning Board shall make the following findings:

	Section 10.814.62	Finding (Meets Requirement/ Criteria)	Supporting Information
1	10.814.621 The ADU complies with all applicable standards of this Section 10.814 or as may be modified by the conditional use permit.	Meets Does Not Meet	The DADU complies with the standards in Section 10.814.621 with the exception of 10.814.431 of which a modification has been requested.
2	10.814.622 The exterior design of the ADU is architecturally consistent with or similar in appearance to the existing principal dwelling on a lot.	Meets Does Not Meet	The DADU design is consistent with the existing principal structure.
3	10.814.623 The site plan provides adequate and appropriate open space and landscaping for both the ADU and the principal dwelling unit and complies with the off-street parking requirements of 10.814.26.	Meets Does Not Meet	The lot contains adequate open space and the new DADU will add 2 additional parking spaces.
4	10.814.624 The ADU will maintain a compatible relationship with the character of adjacent and neighborhood properties in terms of location, design, and off-street parking layout, and will not significantly reduce the privacy of adjacent properties.	Meets Does Not Meet	The design and layout of the proposed DADU is consistent with the character of the neighborhood and will not reduce the privacy of the adjacent properties. The requested modification aims to preserve sunlight on the adjacent property.
5	Other Board Findings:		

233 Dennett Street - Garage/DADU Proposal

The Carriage House

Eric Brassard

ericbrassard@gmail.com

323. 717. 9199



November 24, 2024

To Whom It May Concern:

Thank you for your time and consideration of my project. Honoring and preserving the legacy of this house and the surrounding neighborhood are at the forefront of my mind as I embark on this project. It is my intention that the new structure, upon completion, look as though it has been here all along.

The drawings, designs, and reference photos that follow are marked A-L in the bottom right corner of each page.

- + The proposed 2-car garage/DADU (1 bed/1bath over 749 sq. ft.) will borrow design cues from the main house. The Carriage House's roof plan and proportions will approximate the main house's shallow hip-roofed colonial style. Should the budget allow, I'd also like to have a chimney put on the Carriage house that matches the main house's bishops' cap detail. Additionally, the siding (painted cedar clapboards), roof shingles, trim, exterior light fixtures, doors and windows will match those currently present on the house.

Where trim is concerned, I intend to recreate the shallow portico that currently surrounds the front door of the main house as surrounds for each of the garage doors (see Page D), visually tying the Carriage House to the main House.

I have, to the best of my knowledge and ability, designed The Carriage House to comply with the building code with the sole exception of a provision which provides for a 10' setback from the front plane of the new structure to the same plane of the existing house.

- * As designed (see page A), the front of The Carriage House is set back 5' from the plane of the main house – 5' short of what code dictates. There are two reasons for this, the first is to reduce, as much as possible, the obstruction of sunlight to my neighbors' backyards (at 257 Dennett Street and 88 Kane Street) on the West side of the property (see Page K). The second reason is to visually keep the main house and the Carriage house as close as possible to one another as I've seen done successfully on another property in town (see Page L).

Fondly,

Eric Brassard

10.814.62 When Section 10.440 requires a conditional use permit for an **attached** or **detached ADU**, the Planning Board shall make the following findings before granting approval”

10.814.621 The **ADU** complies with all applicable standards of this Section 10.814 or as may be modified by the conditional use permit.

APPLICANT NOTES: The proposed design complies with all applicable standards with the sole exception of 10.814.431 (“The front wall of a DADU that is not created within an existing accessory building shall be set back at least 10 feet further from the front lot line than the existing front wall of the principal dwelling unit.”) The proposal provides for a 5’ set back from the principal dwelling unit. Please refer to the next page (section marked “ * “) and the site plan on Page A for context.

10.814.622 The exterior design of the **ADU** is architecturally consistent with or similar in appearance to the existing **principal dwelling** on the lot.

APPLICANT NOTES: Yes, the proposed design is architecturally consistent to the principal dwelling unit. Please refer to the next page (section marked “ + “) as well as the elevations and photos on Pages D and I for context.

10.814.623 The site plan provides adequate and appropriate **open space** and landscaping for both the **ADU** and the principal **dwelling unit** and complies with the **off-street parking** requirements of Section 10.814.26.

APPLICANT NOTES: Yes, the proposed design provides for open space and landscaping for both the DADU and principal dwelling unit. Please refer to the site plan on Page A.

10.814.624 The **ADU** will maintain a compatible relationship with the character of **adjacent** and neighborhood properties in terms of location, design, and **off-street parking** layout, and will not significantly reduce the privacy of **adjacent** properties.

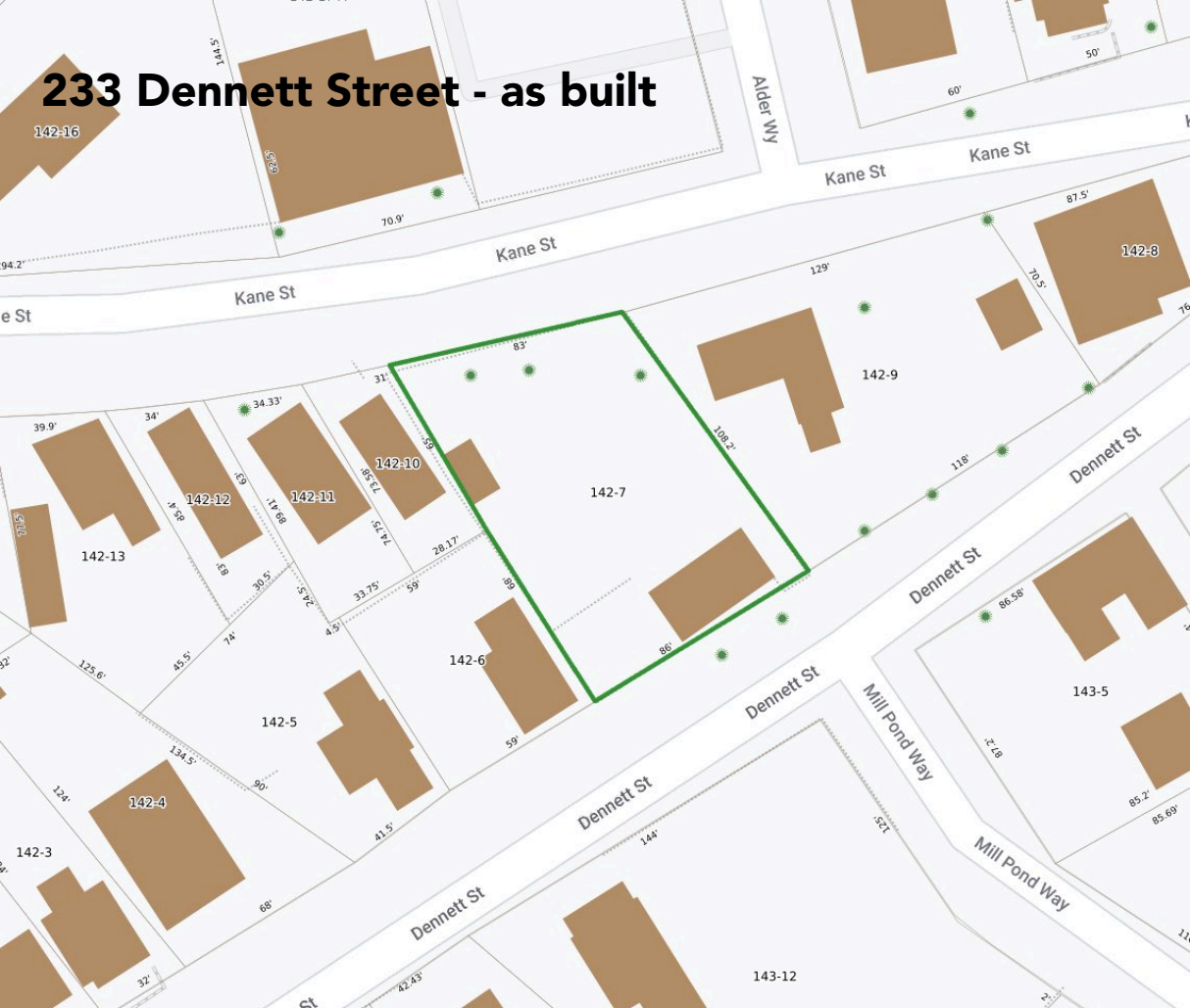
APPLICANT NOTES: Yes, the proposed design will maintain a compatible relationship with the character of adjacent and neighborhood properties in terms of location, design, and off-street parking layout, and will not significantly reduce the privacy of adjacent properties.

- Once constructed, there will remain space for 2 off-street parking spaces in the driveway in addition to the covered/indoor spaces. (4 off-street spaces total for the property)

233 Dennett Street

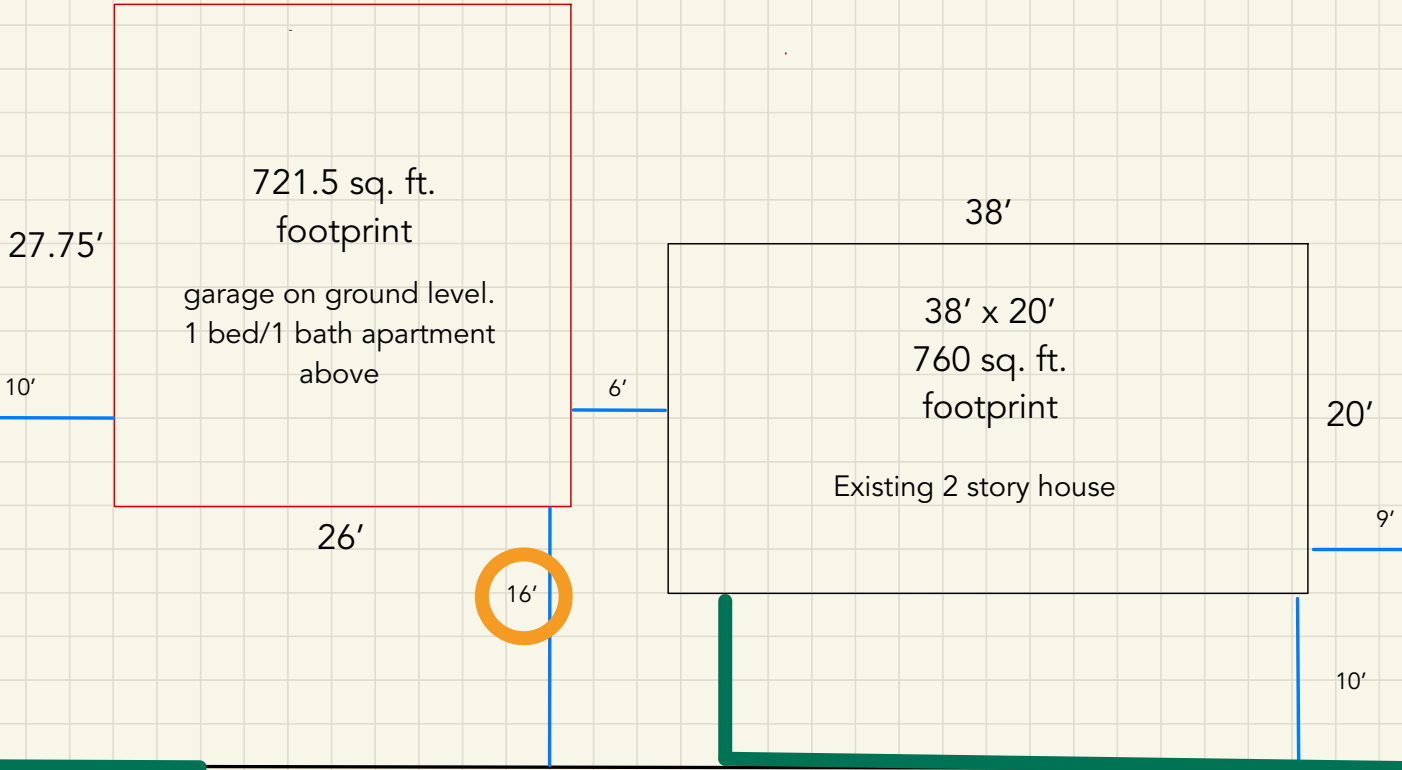


233 Dennett Street - as built



233 Dennett Street - site plan

- Existing fence on lot line to remain
- Setback
- Proposed structure
- in need of variance

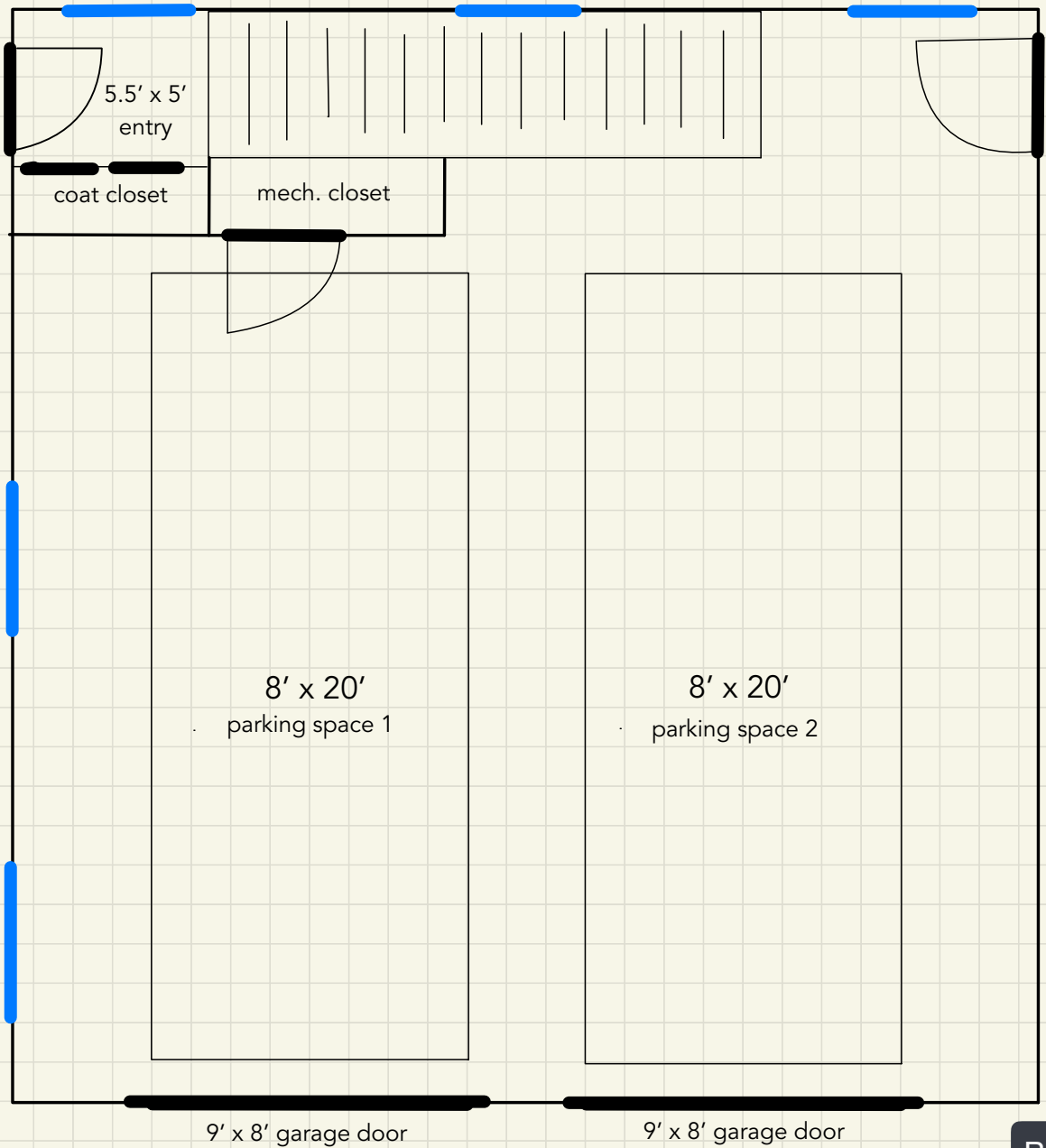


Drawn to scale. **Each block = 2.5 ft.**

233 Dennett Street - proposed DADU floor plan

ground floor garage drawn to scale **one block = 1 ft.**

26' w x 27.75' deep
= 721.5 sq. ft.

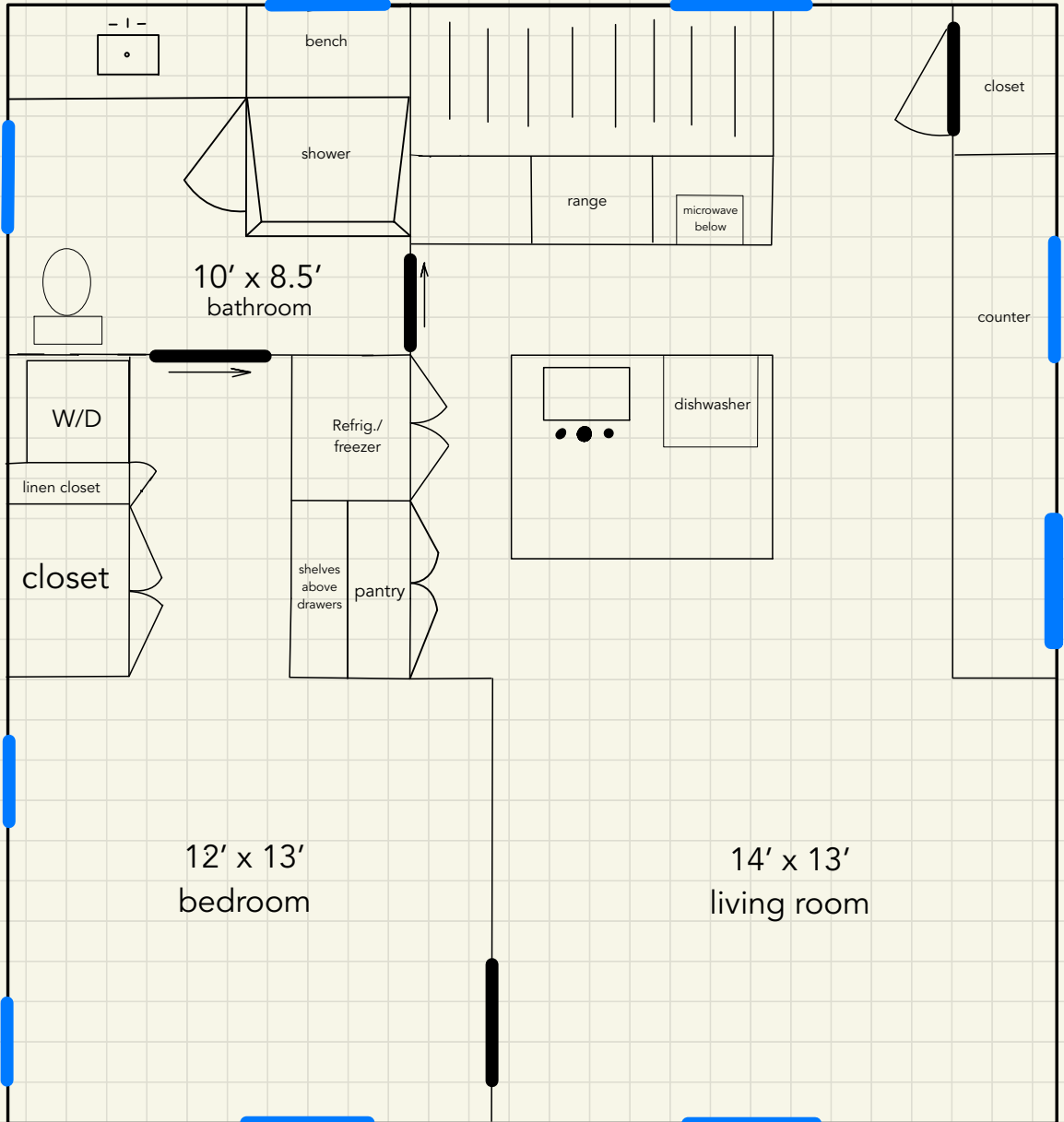


233 Dennett Street - proposed DADU floor plan

26' w x 27.75' deep
= 721.5 sq. ft.

second floor apartment

drawn to scale **one block = 1 ft.**

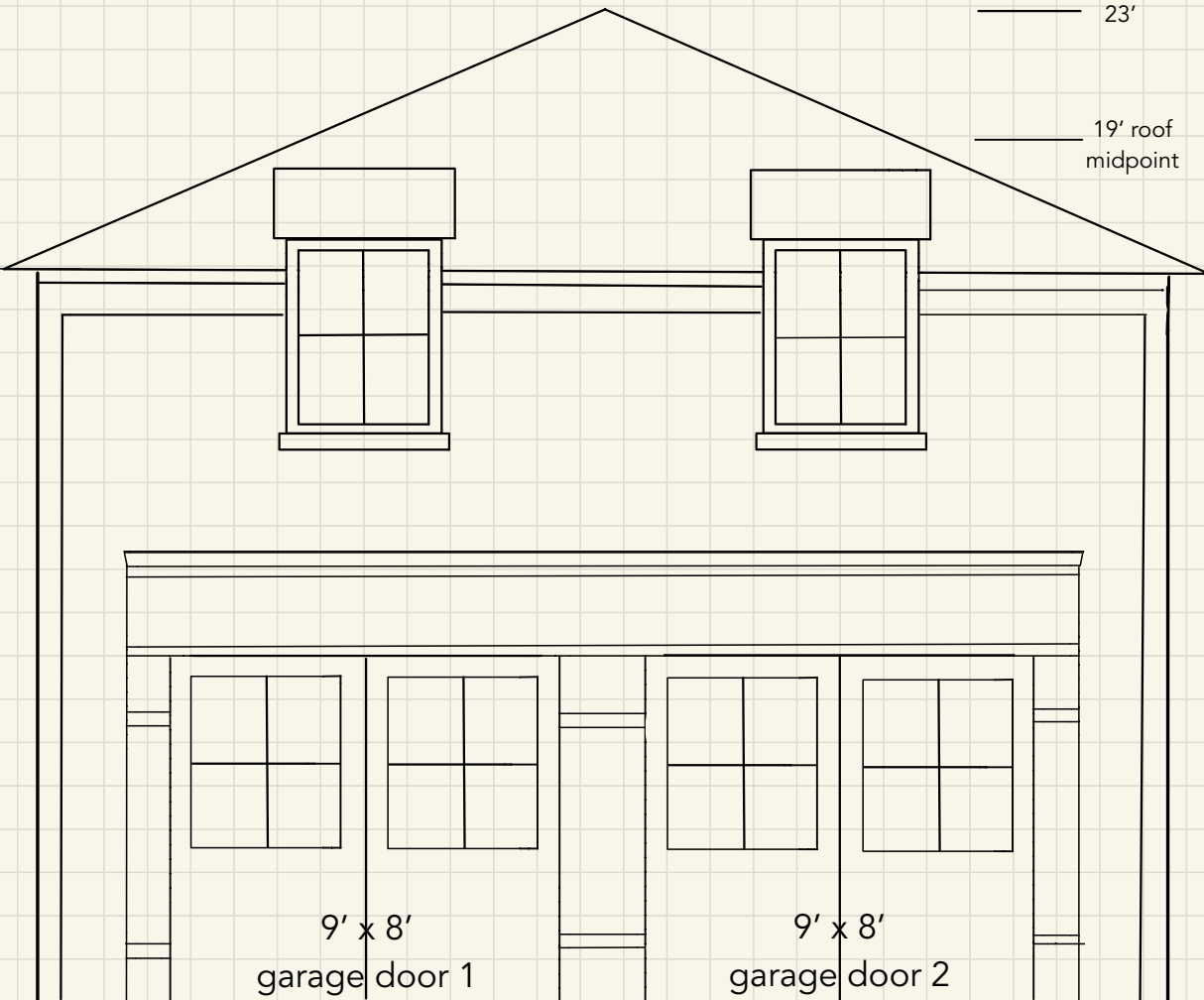


233 Dennett Street - proposed DADU elevations

26' w x 23' h

street facing - southern elevation

drawn to scale **one block = 1 ft.**

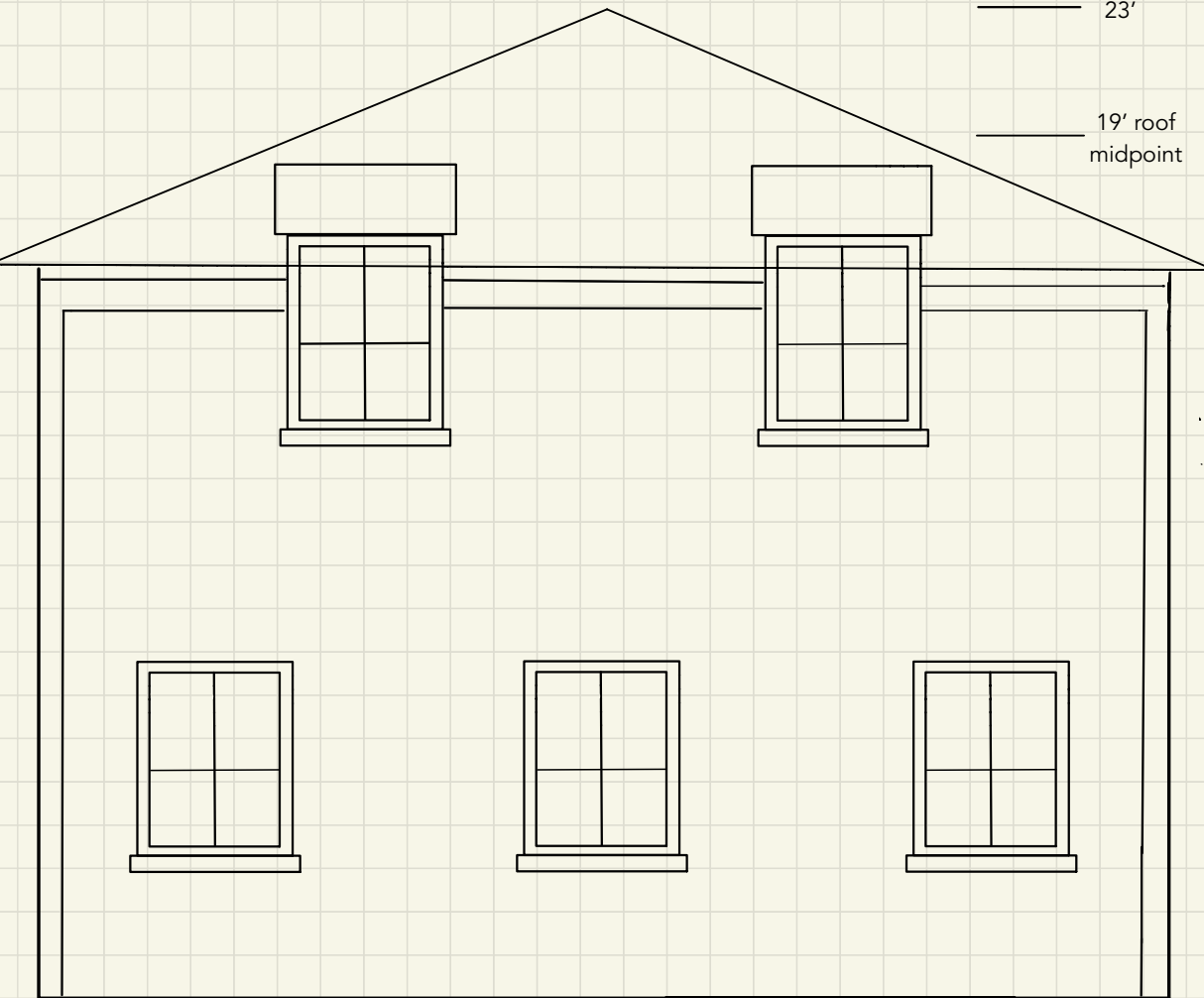


233 Dennett Street - proposed DADU elevations

northern elevation - faces backyard

drawn to scale **one block = 1 ft.**

26' w x 23' h

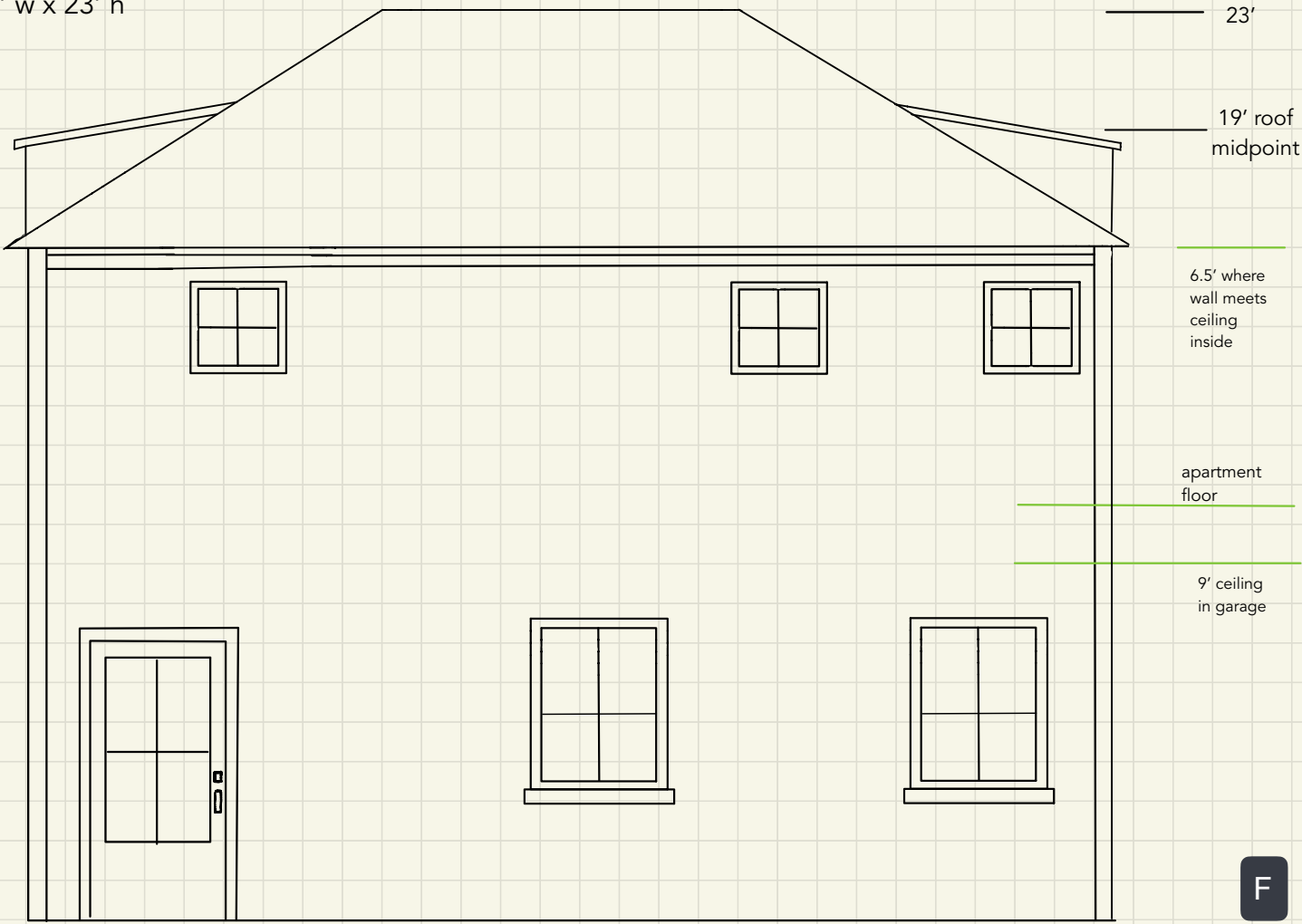


233 Dennett Street - proposed DADU elevations

western elevation - facing neighbor at 247 Dennett Street

drawn to scale **one block = 1 ft.**

27.75' w x 23' h

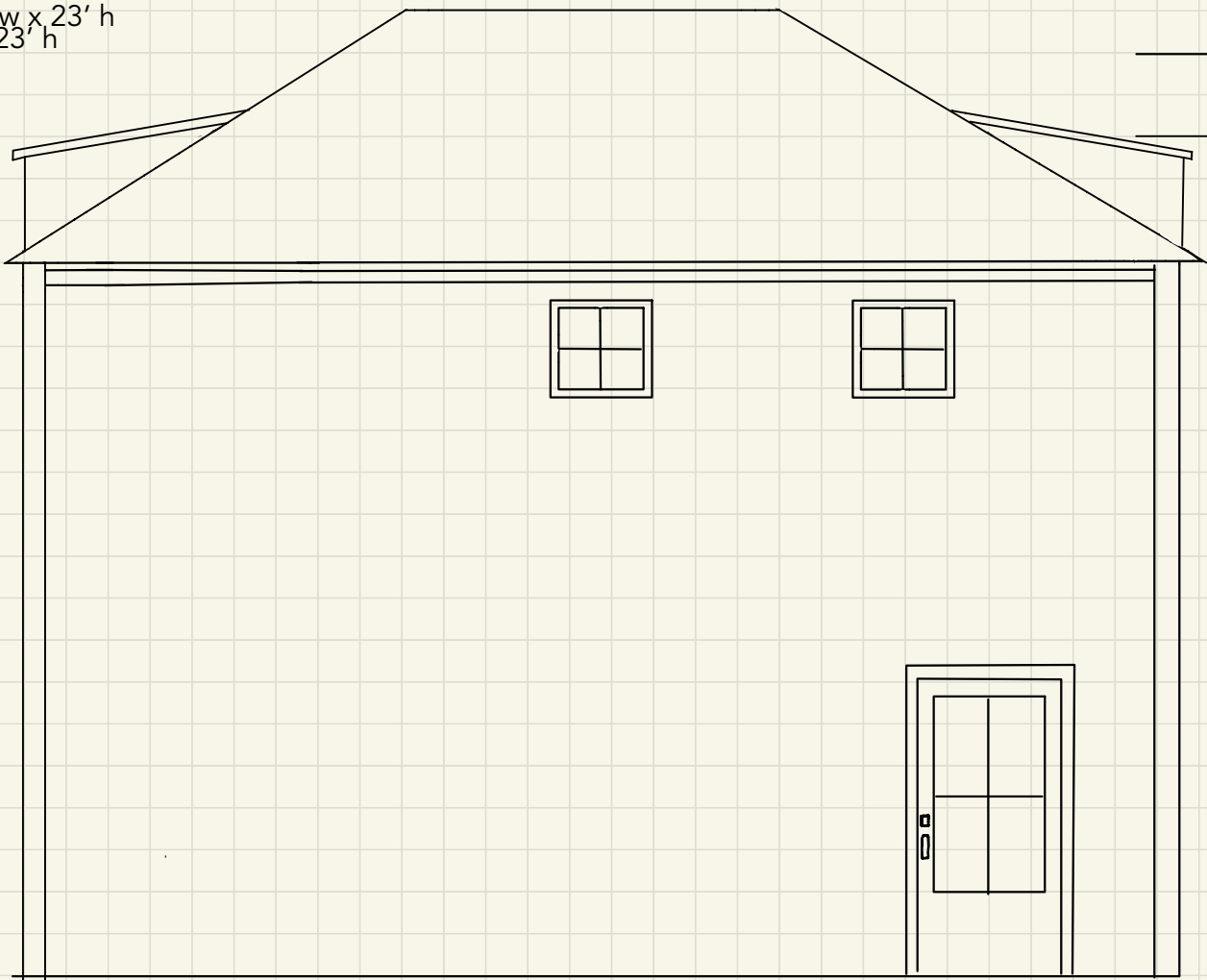


233 Dennett Street - proposed DADU elevations

eastern elevation - facing existing house

drawn to scale **one block = 1 ft.**

28.5' w x 23' h
27.75' w x 23' h



22'

19' roof midpoint

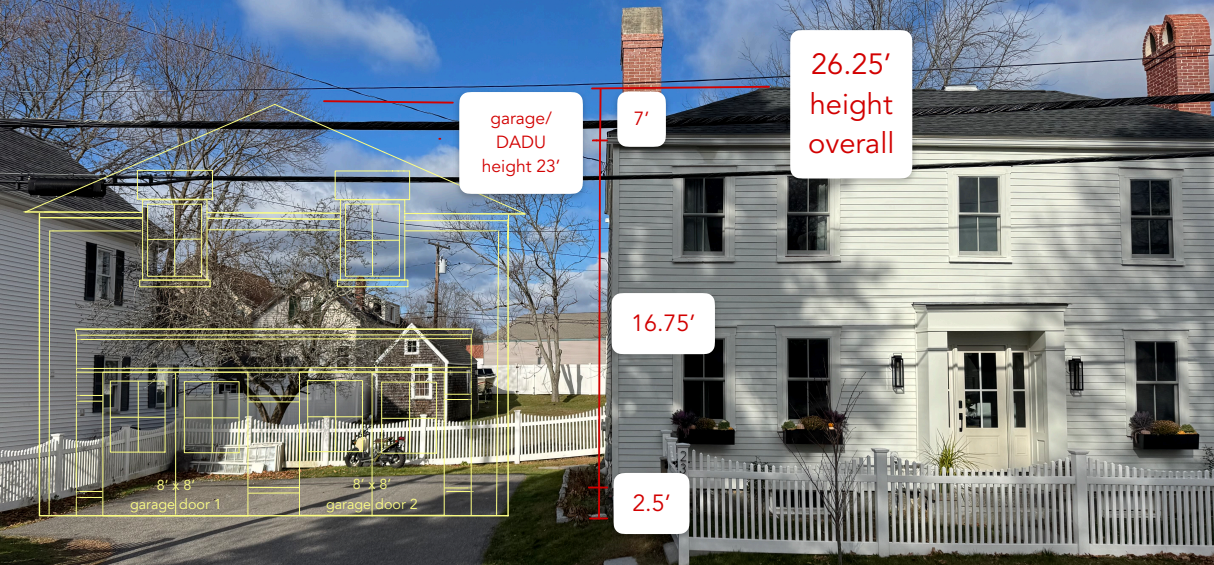
233 Dennett Street - existing home



38'
width

26.25'
height

233 Dennett Street - existing home height



note: garage/DADU not drawn with perspective

233 Dennett Street - proposed garage/DADU

house height
26.25'

garage/DADU
height
23'

6'
walkway
between
buildings

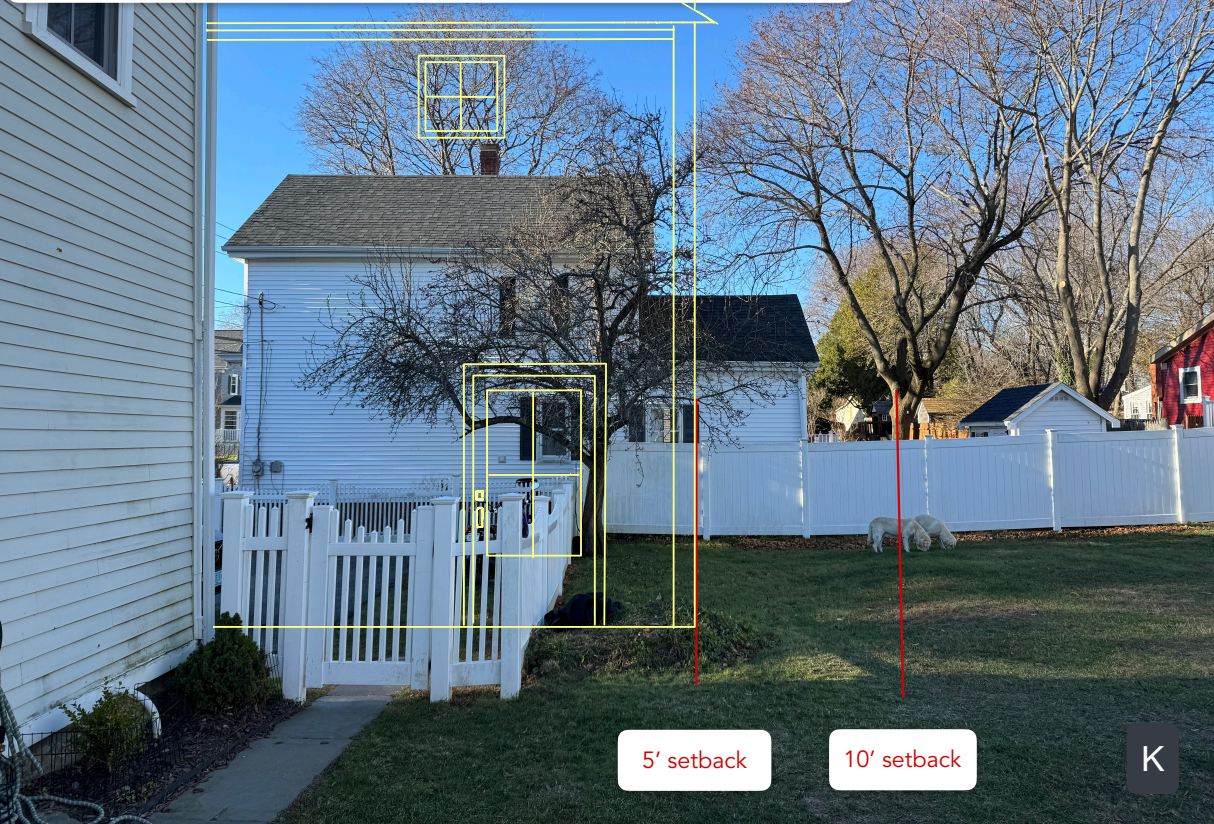
8' x 8'

garage door 1

8' x 8'

garage door 2

233 Dennett Street - proposed garage/DADU



5' setback

10' setback

K



11 Meeting House Hill Road - inspiration/design reference



Thank you!